

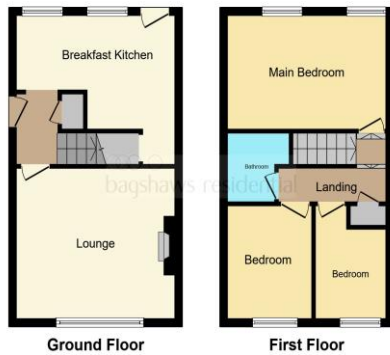


West Way, Uttoxeter. ST14 7HD

welcome to

West Way, Uttoxeter

Bagshaws Residential welcome to the market this WELL MAINTAINED semi detached property offered For sale with NO UPWARD CHAIN making it an ideal FIRST TIME or INVESTMENT BUY. In brief comprising: lounge, breakfast kitchen, three bedrooms & bathroom. Drive, shared drive to garage and rear garden.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.fishtagist.com



Access to the property is gained via a driveway providing off road parking and further shared driveway leading to the garage and also to:

Side Entrance Door:

Leading into:

Entrance Hallway:

Having stairs to the first floor accommodation; storage cupboard; door leading into:

Breakfast Kitchen:

14' 2" max x 13' 2" max (4.32m max x 4.01m max)

A fitted kitchen comprising one and a half bowl sink and drainer set in a base unit; further base, wall and drawer units; complementary work surfaces; double electric oven with gas hob and cooker hood over; plumbing for washing machine; further appliance space; complementary tiling; laminate flooring; central heating radiator; two double glazed windows to the rear elevation; door leading out to the rear garden.

Lounge:

14' 2" into alcove x 12' 3" (4.32m into alcove x 3.73m)

Having double glazed window to the front elevation; feature fireplace housing a gas fire; central heating radiator.

Stairs From The Hallway:

Leading to:

First Floor Landing:

Having storage cupboard; loft access housing gas combi boiler ; central heating radiator; doors off to:

Main Bedroom:

14' 2" x 9' 6" (4.32m x 2.90m)

Having two double glazed windows to the rear elevation; central heating radiator.

Bedroom:

9' 5" x 7' 6" (2.87m x 2.29m)

With double glazed window to the front elevation; central heating radiator.

Bedroom:

7' 7" excluding door recess x 6' 3" max (2.31m excluding door recess x 1.91m max)

Having double glazed window to the front elevation; central heating radiator.

Bathroom:

Having bath with wall mounted electric shower over; wash hand basin; low level wc; double glazed window to the side elevation; complementary tiling; laminate flooring.

Outside:

To the front of the property the driveway provides off road parking with shrub border. Shared driveway leads to the garage and gate leads into the rear garden which is blocked paved with timber fence boundaries.

Brick Built Garage:

20' 2" x 9' 7" (6.15m x 2.92m)

Having timber double barn style doors; windows to the rear and side elevations; power and lighting; eaves storage.

Please Note:

Photographs may have been taken using a wide angle lens. Council Tax Band B



view this property online bagshawsresidential.co.uk/Property/UTR109882



welcome to

West Way, Uttoxeter

- Semi Detached. NO UPWARD CHAIN
- Ideal First Time / Investment Buy
- Three Bedrooms. Bathroom
- Lounge. Breakfast Kitchen
- Driveway. Shared Access to Garage. Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£230,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109882



Property Ref:
UTR109882 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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